

**ORDINANCE \_\_\_\_\_**

AN ORDINANCE relating to land use, adding a new section 23.45.128 to the Seattle Municipal Code to permit medical service uses as administrative conditional uses in Highrise zones.

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. A new Section 23.45.128 is added to the Seattle Municipal Code as follows:

**23.45.128 Medical Service Uses**

A. Medical service uses occupying over 4,000 square feet may be permitted in Highrise zones as administrative conditional uses on lots that are at least 25,000 square feet in size, have not been in residential use since January 1, 1989, and are located on a block that abuts a Neighborhood Commercial zone on at least two entire sides of the block (defined for the purpose of this subsection 23.45.128.A as areas bounded by street lot lines).

B. In order to approve a medical service use, the Director must determine that the medical service use is an expansion of an existing medical service business establishment in the immediate vicinity that is not a major institution.

C. Design review is required.

D. The development standards in Sections 23.45.068 through 23.45.76 do not apply to the portion of the structure occupied by medical service uses, which shall meet the following development standards:

1. The maximum height for the portions of structures containing medical office uses is 108 feet.

2. No width or depth limits apply to facades or portions of facades that are 45 feet or less in height.

3. The average of the gross floor area of stories in medical service use above 45 feet in height shall not exceed 60 percent of the area of the lot.

4. The maximum width and depth limits in subsections 23.45.068.A and 23.45.068.B apply to any portion of the structure in residential use above 45 feet in height.

5. Setbacks

a. Setbacks shall be required as shown on Table A for 23.45.128:

Table A for 23.45.128: Setback Requirements for Medical Office Uses

Elevation of Façade or Portion of Façade from Existing Grade	Setback on Street Frontages	Setback on Alley Frontages	Setback on shared lot lines
45' or less	7' average, 5' minimum	0	7' average, 5' minimum
More than 45' up to 108'	10' average, 7' minimum	10'	15' average, 10' minimum

b. If the ground floor of a street facade is in use as a child care center, community center, or commercial use permitted on the ground floor by Section 23.45.110, no setback is required for the portion of the street façade that is 45' in height or less.

c. When properties abutting the site are developed to the side property line, portions of the proposed development that are 45 feet in height or less may be joined to the abutting structure.

6. A minimum of 25 percent of the lot area shall be provided as landscaped open space at ground level meeting the development standards of subsection 23.45.074.B.

7. If any portion of the structure is in residential use, residential amenity areas shall be provided according to the provisions of Section 23.47A.024.

1                   8. Landscaping that achieves a Green Factor score of .30 or greater, pursuant to  
2 the procedures set forth in Section 23.86.019, is required.

3                   9. Parking shall be required as provided in Chapter 23.54. Parking shall be  
4 located on the same site as the principal use, except for accessory off-site parking permitted  
5 according to Section 23.45.166.

6                   10. The Director shall determine the location of access to parking. In order to  
7 promote pedestrian safety and comfort, the access via an alley is preferred. Where street access is  
8 deemed appropriate, due to safety hazards, topography, or other special site conditions, the  
9 number of curb cuts and the width of curb cuts, driveways, and garage openings shall be  
10 minimized.

11                   11. No surface parking shall be provided, and no parking shall be located at or  
12 above grade, unless it is separated from all street lot lines by another use.

13                   12. Loading berths shall be accessed from an alley if the lot abuts an alley, and  
14 located so that access to any residential parking is not blocked.

15                   13. Exterior lighting shall be shielded and directed away from adjacent  
16 properties.

17                   14. Identifying signs shall be permitted according to Chapter 23.55, Signs.  
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20                   Section 2. This ordinance shall take effect and be in force thirty (30) days from and after  
21 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days  
22 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.  
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1 Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2009, and  
2 signed by me in open session in authentication of its passage this  
3 \_\_\_\_ day of \_\_\_\_\_, 2009.

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6 \_\_\_\_\_  
President \_\_\_\_\_ of the City Council

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8 Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2009.

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10 \_\_\_\_\_  
11 Gregory J. Nickels, Mayor

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13 Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2009.

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15 \_\_\_\_\_  
16 City Clerk

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